



Randy M. Williams
 Candy Wonderland Delray, LLC
 C/O Rebecca C. Zissel, Sachs Sax Caplan, P.L.
 14406 S Military Trail, Delray Beach, FL 33484

**Re: Candy Wonderland @ Shoppes of Delray (Delray Beach)
 CONDITIONAL USE TRAFFIC CONCURRENCY STATEMENT
 PCN 12-42-46-13-00-000-3020**

JFO Group Inc. has been retained to prepare a traffic impact analysis to determine compliance with the *City of Delray Beach Land Development Regulations* and *Palm Beach County (PBC) - Traffic Performance Standards (TPS) - Article 12 of the PBC Unified Land Development Code (ULDC)*. This traffic statement is associated with a Conditional Use application for the Shoppes of Delray property. The subject site is located on the east side of Military Trail, ±0.35 miles north of Atlantic Avenue in the City of Delray Beach, Florida.

Figure 1 shows an aerial view of the project location in relation to the transportation network. Parcel Control Number associated with this project is 12-42-46-13-00-000-3020. A copy of the property appraiser information associated with this site is included as Exhibit 1. Exhibit 2 includes a copy of the latest site plan for the Shoppes of Delray property.



Figure 1 : Project Location

The Shoppes of Delray project is proposing a Conditional Use designation on ±2,500 SF to accommodate a Children's Indoor Play Area tenant.

According to provisions in *Article 12 of the PBC ULDC – Section 3.B*, if a structure or building has not been discontinued or abandoned for five (5) or more years prior to the time of the application, then the project is eligible for an existing use credit against project traffic. Exhibit 3 includes a 2019 aerial of the site.

Project trip generation and pass-by traffic rates used for this analysis were based on the *PBC Trip Generation Rates* dated July 25, 2022, and the 11th Edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. Table 1 shows the rates used in order to determine the trip generation for Daily, AM, and PM peak hour conditions. Exhibit 4 includes PBC and ITE Trip Generation rates.

Table 1: Trip Generation Rates

Land Use	ITE LU	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Strip Retail Plaza (<40ksf)	822	54.45	60%	40%	2.36	50%	50%	6.59
Multipurpose Recreational Facility	435	35.80 ¹	60%	40%	2.36 ²	55%	45%	3.58

¹ Data not available in ITE LU 435. As part of a conservative analysis, it was assumed 10 X PM Peak Hour.

² Data not available in ITE LU 435. As part of a conservative analysis, it was assumed the same as ITE LU 822 since the proposed use is permitted under the current zoning designation.

Table 2 provides Daily, AM, and PM peak hour volumes for the existing and proposed development. According to Table 2, the net Daily, AM and PM peak trips potentially generated due to the proposed Conditional Use are 26, 3 (2 In/1 Out) and 2 (1 In/1 Out) trips respectively.

Table 2: Trip Generation – Existing Vs Proposed Development

Land Use	Intensity	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
EXISTING / VESTED DEVELOPMENT								
Retail	23,827 SF	1,297	34	22	56	79	78	157
PASS-BY	63.0%	(817)	(21)	(14)	(35)	(50)	(49)	(99)
Net Existing/Vested Traffic		480	13	8	21	29	29	58
PROPOSED DEVELOPMENT								
Retail	21,327 SF	1,161	30	20	50	71	70	141
Multipurpose Recreational Facility	2,500 SF	90	4	2	6	5	4	9
Σ		1,251	34	22	56	76	74	150
INTERNAL CAPTURE								
Retail		10	0	0	0	0	1	1
Multipurpose Recreational Facility		10	0	0	0	1	0	1
Σ		(20)	(0)	(0)	(0)	(1)	(1)	(2)
Driveway Volumes		1,231	34	22	56	75	73	148
PASS-BY								
Retail	63.0%	(725)	(19)	(13)	(32)	(45)	(43)	(88)
Net Proposed Traffic		506	15	9	24	30	30	60
Net Traffic		26	2	1	3	1	1	2

Based on the *PBC – TPS* and the *Land Development Design Standards Manual*, a left-turn lane is required at each driveway where inbound peak hour left-turning traffic is equal to or greater than 30 vehicles. A right-turn lane is required at each driveway where street Average Daily Traffic (ADT) volumes exceed 10,000 vehicles per day and driveway daily volume is greater than 1,000 trips, with inbound peak hour right-turning traffic being at least 75 vehicles. Figure 2 provides Daily, AM and PM peak hour driveway volumes for the Shoppes of Delray property. Additional turn lanes are not warranted at the project driveway.

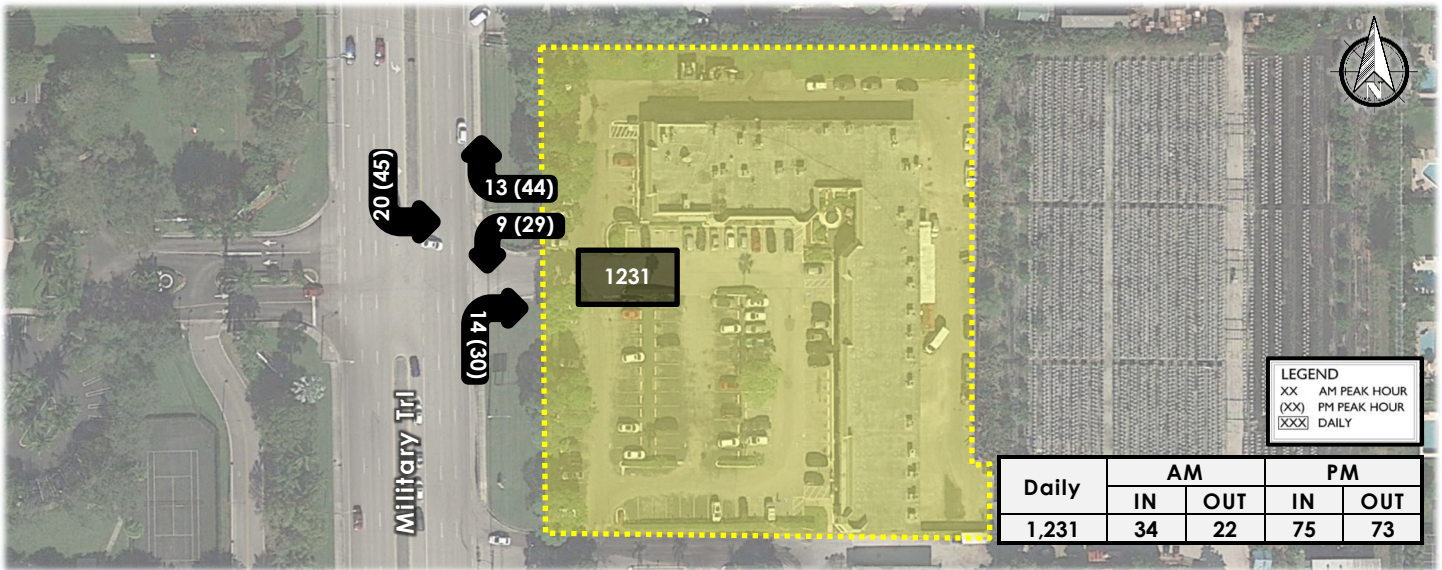


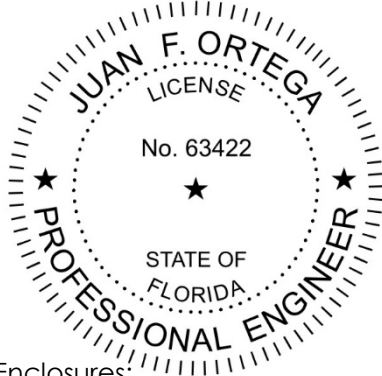
Figure 2: Project Driveway Volumes

The proposed changes to the Shoppes of Delray development have been evaluated following *City of Delray Beach Land Development Regulations* and *PBC TPS - Article 12 of the PBC ULDC*. This analysis shows that the proposed request to allow $\pm 2,500$ SF of Conditional Uses (Children's Indoor Play Area) will generate less than 20 peak hour trips. Therefore, the proposed changes to the Shoppes of Delray property will be in compliance with *City of Delray Beach Land Development Regulations* and *PBC TPS - Article 12 of the PBC ULDC*. Project build-out is expected in the year 2024.

Sincerely,

JFO GROUP INC

COA Number 32276



Enclosures:

- Exhibit 1: Property Appraiser
- Exhibit 2: Site Plan
- Exhibit 3: 2019 Aerial
- Exhibit 4: PBC Trip Generation Rates

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Property Detail

Location Address : 14400 S MILITARY TRL
Municipality : DELRAY BEACH
Parcel Control Number : 12-42-46-13-00-000-3020
Subdivision :
Official Records Book/Page : 27888 / 165
Sale Date : OCT-2015
Legal Description : 13-46-42, N 1/2 OF SW 1/4 OF SW 1/4 OF NW 1/4 (LESS RD & ADDL RD R/WS & E 305 FT) & W 15 FT OF S 44 FT OF E 305 FT OF N 1/2 OF SW 1/4 OF SW 1/4 OF NW 1/4

Owner Information**Owner(s)**

SHOPPES OF DELRAY AP LLC

Mailing Address3300 N FEDERAL HWY STE 250
FORT LAUDERDALE FL 33306 1045**Sales Information**

Sales Date	Price	OR Book/Page	Sale Type	Owner
OCT-2015	\$5,100,000	27888 / 00165	WARRANTY DEED	SHOPPES OF DELRAY AP LLC
JUN-1996	\$986,300	09524 / 01303	WARRANTY DEED	PEBB ENT SHOPPES DELRAY LTD
JAN-1974	\$100	02366 / 01551		

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 0
***Total Square Feet :** 23827
Acres : 2.4264
Property Use Code : 1100—STORES
Zoning : GC—GC - GENERAL COMMERCIAL (12-DELRAY BEACH)

Appraisals

Tax Year	2023	2022	2021	2020	2019
Improvement Value	\$0	\$3,167,421	\$2,688,339	\$2,722,773	\$2,582,462
Land Value	\$0	\$2,205,813	\$1,890,848	\$1,890,848	\$1,801,009
Total Market Value	\$5,300,000	\$5,373,234	\$4,579,187	\$4,613,621	\$4,383,471

Assessed and Taxable Values

Tax Year	2023	2022	2021	2020	2019
Assessed Value	\$5,300,000	\$5,037,106	\$4,579,187	\$4,613,621	\$4,383,471
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$5,300,000	\$5,037,106	\$4,579,187	\$4,613,621	\$4,383,471

Taxes

Tax Year	2023	2022	2021	2020	2019
AD VALOREM	\$100,169	\$100,256	\$92,357	\$93,875	\$90,185
NON AD VALOREM	\$12,382	\$10,806	\$10,318	\$10,165	\$10,424
TOTAL TAX	\$112,551	\$111,061	\$102,674	\$104,040	\$100,609

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcpa.gov

Property Information

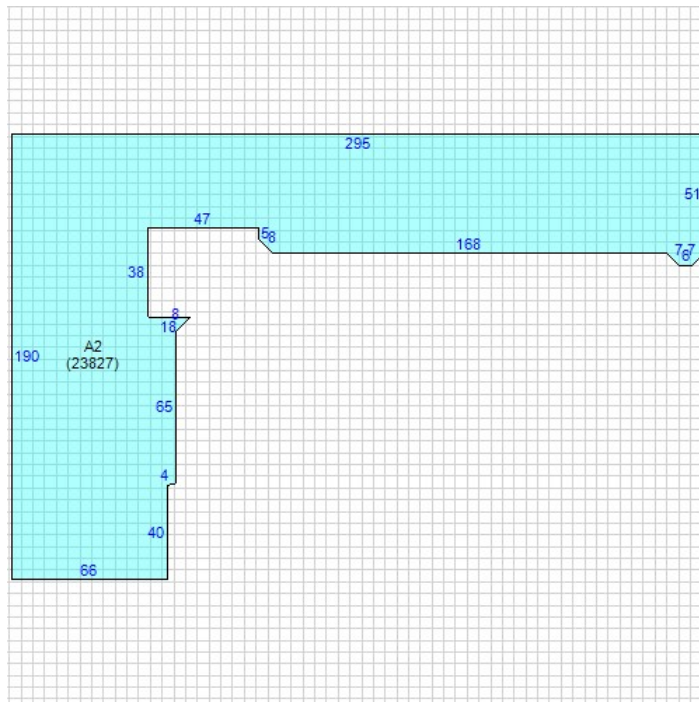
Owner Name : SHOPPES OF DELRAY AP LLC
 Parcel Control Number : 12-42-46-13-00-000-3020
 Location Address : 14400 S MILITARY TRL

Structural Details

Structural Element for Building 1

Year Built 1975
 STRIP SHOPPING CNTR 23827

Sketch for Building 1



Subarea and Square Footage for Building 1

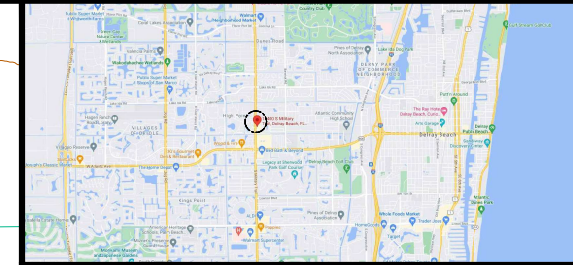
Code Description	square Footage
MULTIPLE TENANT RETAIL SAL	23827
Total Square Footage	23827

Property Extra Feature

Description	Year Built	Units
Paving- Asphalt	1975	80407
Wall	1975	600
Paving- Asphalt	1975	554

Property Land Details

Land Line #	Description	Zoning	Acres
1	COMMERCIAL	GC	2.4264



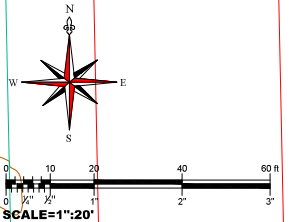
VICINITY MAP

FOUNTAINS WAY
←
FOUNTAINS WAY
→

S MILITARY TRL



EXISTING SITE PLAN
14400 S MILITARY TRL DELRAY BEACH, FL 33484
PARCEL #:12-42-46-13-00-000-3020
AREA:105,694.00 sqft (2.43 acres)



14400 S MILITARY TRL DELRAY BEACH, FL 33484
PARCEL #:12-42-46-13-00-000-3020
AREA:105,694.00 sqft (2.43 acres)

LEGAL INFORMATION: 13-46-42, N 1/2 OF SW 1/4 OF SW 1/4 OF NW 1/4 (LESS RD & ADDL RD R/W'S & E 305 FT) & W 15 FT OF S 44 FT OF E 305 FT OF N 1/2 O
SUBDIVISION: -
LEGAL LOT: - LEGAL BLOCK: -
ZONING: GC
LAND USE CATEGORY: COMMERCIAL
LAND USE DESCRIPTION: SHOPPING CENTER
OWNER NAME: SHOPPES OF DELRAY AP LLC
OWNER ADDRESS:
3300 N FEDERAL HWY STE 250 FORT LAUDERDALE, FL 33306

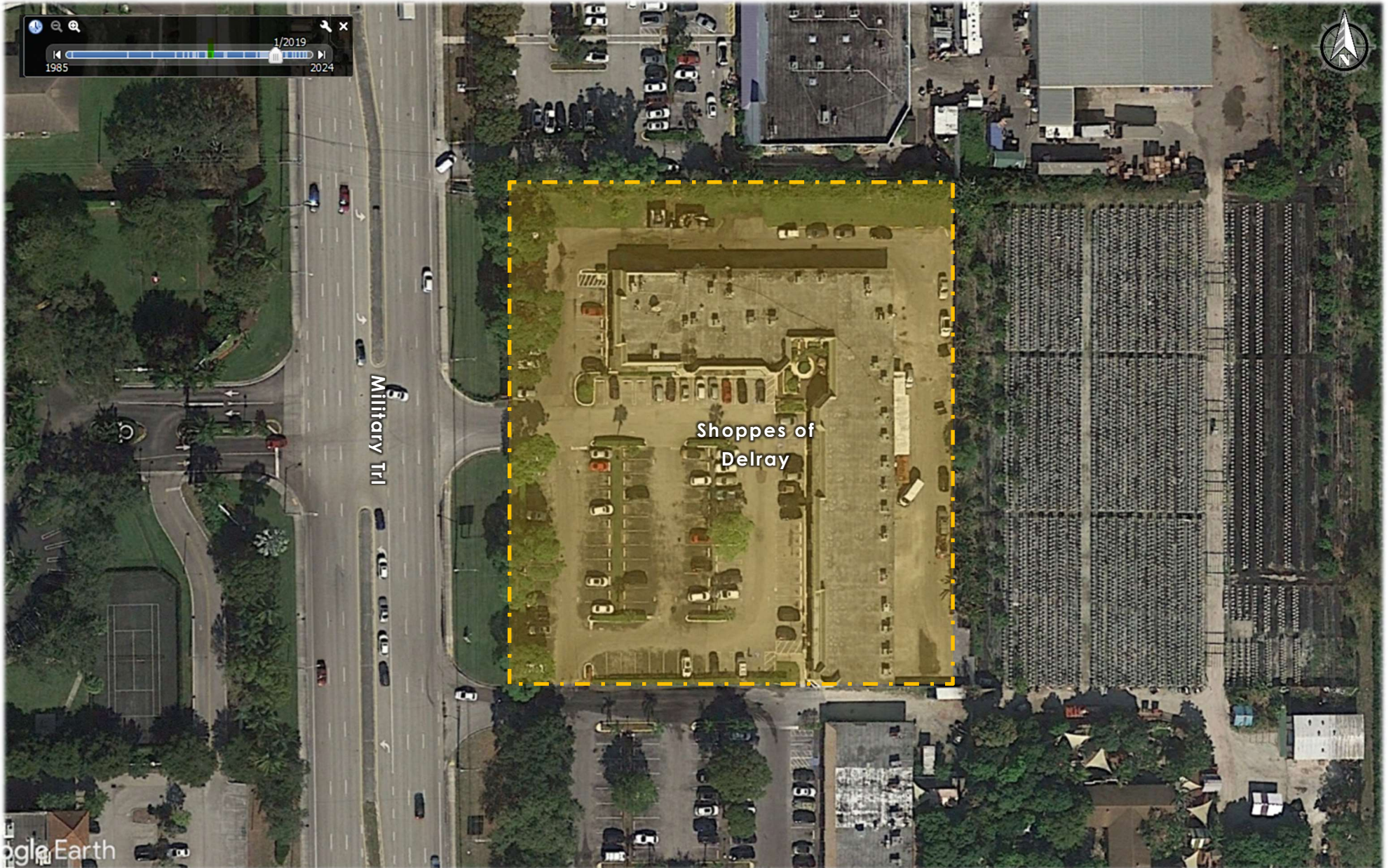
DESIGNED BY: **MySitePlan**

REVISION #:	SHEET #:
1	1

SCALE:1":20'
DATE: MARCH 2,022

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2019 AERIAL



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Palm Beach County Trip Generation Rates

(Must be used with traffic studies submitted to the County on or after 9/1/2022. However, immediate use is highly recommended)

Gr	Landuse	ITE Code	Unit	Daily Rate/Equation	Pass-By %	AM Peak Hour		PM Peak Hour	
						In/Out	Rate/Equation	In/Out	Rate/Equation
Industrial	General Light Industrial	110	1000 S.F.	4.87	10%	88/12	0.74	14/86	0.65
	Manufacturing	140	1000 S.F.	4.75	10%	76/24	0.68	31/69	0.74
	Warehouse	150	1000 S.F.	1.71	10%	77/23	0.17	28/72	0.18
	Mini-Warehouse/SS	151	1000 S.F.	1.45	10%	59/41	0.09	47/53	0.15
	HCF Center Warehouse - Non Sort	155	1000 S.F.	1.81	10%	81/19	0.15	39/61	0.16
Residential	Single Family Detached	210	Dwelling Unit	10	0%	26/74	0.7	63/37	0.94
	Multifamily Low-Rise Housing upto 3 story (Apartment/Condo/TH)	220	Dwelling Unit	6.74	0%	24/76	0.4	63/37	0.51
	Multifamily Mid-Rise Housing 4-10 story (Apartment/Condo/TH)	221	Dwelling Unit	4.54	0%	23/77	0.37	61/39	0.39
	55+ SF Detached	251	Dwelling Unit	4.31	0%	33/67	0.24	61/39	0.30
	55+ SF Attached	252	Dwelling Unit	3.24	0%	34/66	0.2	56/44	0.25
	Congregate Care Facility	253	Dwelling Unit	2.21	0%	58/42	0.08	49/51	0.18
	Assisted Living Facility	254	Beds	2.6	0%	60/40	0.18	39/61	0.24
	Hotel	310	Rooms	7.99	10%	56/44	0.46	51/49	0.59
Rec	Golf Course	430	Holes	30.38	5%	79/21	1.76	53/47	2.91
	Health/Fitness Club	492	1000 S.F.	32.93	5%	51/49	1.31	57/43	3.45
Institutional	Elementary School	520	Students	2.27	0%	54/46	0.74	46/54	0.16
	Middle/Junior School	522	Students	2.1	0%	54/46	0.67	48/52	0.15
	High School	525	Students	1.94	0%	68/32	0.52	48/52	0.14
	Private School (K-8)	530	Students	3.17 ^a	0%	56/44	1.01	46/54	0.26
	Private School (K-12)	532	Students	2.48	0%	63/37	0.79	43/57	0.17
	Church/Synagogue ^o	560	1000 S.F.	7.6	5%	62/38	0.32	44/56	0.49
	Day Care	565	Students	4.09	50%	53/47	0.78	47/53	0.79
Med	Library	590	1000 S.F.	72.05	10%	71/29	1	48/52	8.16
	Hospital	610	1000 S.F.	10.77	10%	67/33	0.82	35/65	0.86
	Nursing Home	620	Beds	3.06	10%	72/28	0.14	33/67	0.14
	General Office (10k-250k SF GFA) ⁿ	710	1000 S.F.	10.84	10%	88/12	1.52	17/83	1.44
Office	General Office (>250k SF GFA) ⁿ	710	1000 S.F.	$\text{Ln}(T) = 0.87 \text{Ln}(X) + 3.05$	10%	88/12	$\text{Ln}(T) = 0.86 \text{Ln}(X) + 1.16$	17/83	1.44
	Small Office Building (<=10k SF GFA)	712	1000 S.F.	14.39	10%	82/18	1.67	34/66	2.16
	Medical Office (Stand-Alone)	720	1000 S.F.	$T=42.97(X)-108.01$	10%	79/21	3.10	30/70	3.93
	Medical Office (Near Hospital)	720	1000 S.F.	31.86	10%	81/19	2.68	25/75	2.84
	Government Office	730	1000 S.F.	22.59	10%	75/25	3.34	25/75	1.71

Palm Beach County Trip Generation Rates

(Must be used with traffic studies submitted to the County on or after 9/1/2022. However, immediate use is highly recommended)

Gr	Landuse	ITE Code	Unit	Daily Rate/Equation	Pass-By %	AM Peak Hour		PM Peak Hour	
						In/Out	Rate/Equation	In/Out	Rate/Equation
	Nursery (Garden Center)	817	Acre	108.1	0%	50/50	2.82	50/50	8.06
	Nursery (Wholesale)	818	Acre	19.50	0%	50/50	0.23	50/50	0.36
	Landscape Services	PBC	Acre ^c	121.70	0%	40/60	34.4	58/42	15.1
	Shop Center (>150ksf)	820	1000 S.F.	37.01	24%	62/38	0.84	48/52	3.4
	Shop Plaza (40-150ksf) w/Sup Market	821	1000 S.F.	94.49	39%	62/38	3.53	48/52	9.03
	Shop Plaza (40-150ksf) w/out Sup Market	821	1000 S.F.	67.52	39%	62/38	1.73	49/51	5.19
Retail	Strip Retail Plaza (<40ksf)	822	1000 S.F.	54.45	63%	60/40	2.36	50/50	6.59
	Automobile Sales (New)	840	1000 S.F.	27.84	15%	73/27	1.86	40/60	2.42
	Automobile Parts Sales	843	1000 S.F.	54.57	28%	55/45	2.51	48/52	4.9
	Tire Store	848	1000 S.F.	27.69	28%	64/36	2.61	43/57	3.75
	Supermarket	850	1000 S.F.	93.84	36%	59/41	2.86	50/50	8.95
	Pharmacy + DT	881	1000 S.F.	108.40	50%	52/48	3.74	50/50	10.25
	Drive-In Bank	912	1000 S.F.	100.35	47%	58/42	9.95	50/50	21.01
	Fine Dining Restaurant	931	1000 S.F.	83.84	44%	50/50	0.73	67/33	7.8
	High Turnover Sit-Down Rest.	932	1000 S.F.	107.2	43%	55/45	9.57	61/39	9.05
	Fast Food Restaurant w/o DT	933	1000 S.F.	450.49	45%	58/42	43.18	50/50	33.21
	Fast Food Restaurant + DT	934	1000 S.F.	467.48	49%	51/49	44.61	52/48	33.03
	Coffee/Donut Shop w/o DT	936	1000 S.F.	441.88 ^d	45%	51/49	93.08	50/50	32.29
	Coffee/Donut Shop + DT	937	1000 S.F.	533.57	49%	51/49	85.88	50/50	38.99
	Coffee/Donut Shop + DT w/No Seat	938	DT Lanes	179	49%	50/50	39.81	50/50	15.08
	Gas Station w/Convenience Store ^e	FDOT	FP, 1000 S.F.	14.3 PM Trips	61%	50/50	Note f	50/50	12.3*FP+15.5*(X)
	Carwash (Automated) ^g	PBC	Lane	166.00	0%	50/50	11.97	50/50	13.65

a) Based on Daily to AM peak ratio for LUC 532 (Private School (K-12))

b) Weekend peak hour rate = 10.36 per 1,000 s.f. with a 48/52 directional split

c) Landscape Services acreage consists of overnight vehicle and equipment storage as well as areas (covered or uncovered) for chemicals, fertilizers, landscape materials (excluding plants) and other items needed for day-to-day operations. Not included are drive aisles, customer/employee parking, structures shared by nursery and landscape services, facilities that solely serve the onsite landscape activities or any nursery growing areas.

d) Based on Daily to PM ratio for ITE Code 937 (Coffee Donut Shop + DT)

e) FP=Fueling Position. Use both FP and Convenience Store size in estimating trips using the provided equation. Note that no internalization between the gas pumps and convenience store, as per ULDC Article 12, should be applied to estimate the net trips.

f) Use PM rates

g) Daily rate taken from PBC trip gen. study. Peak hour rates derived by applying peak to daily ratios for gas station to daily carwash rate from older ITE TGM. New PBC rate study underway.

h) Based on PBC analysis of ITE TGM data plots

Modification History
3/2/2020: Added Landscape Services, modification history, edited formatting
7/25/2022: Updated with ITE TGM Manual 11th ed information

Footnotes

Land Use: 435

Multipurpose Recreational Facility

Description

A multipurpose recreational facility contains two or more of the following land uses combined at one site: miniature golf, batting cages, video arcade, bumper boats, go-carts, and golf driving range. A refreshment area may also be provided. Golf course (Land Use 430), miniature golf course (Land Use 431), golf driving range (Land Use 432), batting cages (Land Use 433), rock climbing gym (Land Use 434), and trampoline park (Land Use 436) are related uses.

Additional Data

The sites were surveyed in the 1990s and the 2000s in Oregon.

Source Numbers

583, 611, 618

Multipurpose Recreational Facility (435)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 3

Avg. 1000 Sq. Ft. GFA: 21

Directional Distribution: 55% entering, 45% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.58	2.95 - 4.06	0.55

Data Plot and Equation

